

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

First Page

Building No. Street City Zip 9 LA PLAYA STREET MONTEREY 93940	Date of Inspection 12/11/17	Number of Pages 9
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Cypress Termite - Construction Company

Post Office Box 223076 • Carmel, CA 93922 • (831) 372-1972 or FAX (831) 372-1665
Registration # PR 1777

Ordered by: STEVE HANLEIGH	Property owner and/or party of interest: LOU ANN HARNEY, TRUSTEE	Report sent to: STEVE HANLEIGH ELLEN VANDERVORT
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COMPLETE REPORT ☐ LIMITED REPORT ☒ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐ CORRECTED REPORT ☐ REPORT # 30600

General Description: Three story, single family residence, wood and stucco exterior.

Inspection Tag Posted:
Attic

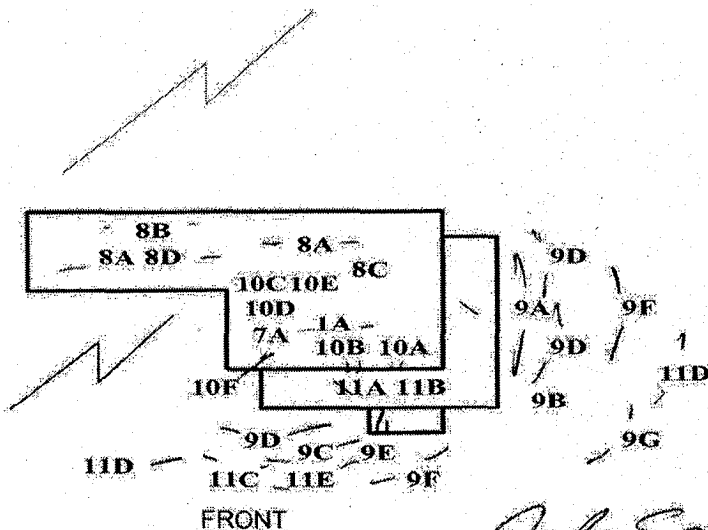
Other Tags Posted:
None noted

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites ☐ Drywood Termites ☒ Fungus/Dryrot ☒ Other Findings ☒ Further Inspection ☒

If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.

DIAGRAM IS NOT TO SCALE



Inspected by Joseph E. Garcia State License No. FR 20744

Signature

Joseph E. Garcia

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California, 95815-3831.

Note: questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at: (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov

Address of
Property
Inspected

SECOND PAGE OF THE STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Bldg. No.	Street	City
9	LA PLAYA STREET	MONTEREY
	12/11/17	30600
Escrow #	Date of Inspection	Report #

**What Is A Wood Destroying Pest & Organism Inspection Report?
READ THIS DOCUMENT.**

IT EXPLAINS THE SCOPE OF LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT. A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT CONTAINS FINDINGS AS TO THE PRESENCE OR ABSENCE OF EVIDENCE OF WOOD DESTROYING PESTS OR ORGANISMS IN VISIBLE AND ACCESSIBLE AREAS ON THE DATE OF INSPECTION AND CONTAINS OUR RECOMMENDATIONS FOR CORRECTING ANY INFESTATIONS, INFECTIONS OR CONDITIONS FOUND. THE CONTENTS OF THE WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT ARE GOVERNED BY THE STRUCTURAL PEST CONTROL ACT AND ITS RULES AND REGULATIONS.

SOME STRUCTURES MAY NOT COMPLY WITH BUILDING CODE REQUIREMENTS OR MAY HAVE STRUCTURAL, MECHANICAL, PLUMBING, HEATING AND AIR CONDITIONING, OR OTHER DEFECTS THAT DO NOT PERTAIN TO WOOD DESTROYING ORGANISMS. A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT DOES NOT CONTAIN INFORMATION ABOUT ANY SUCH DEFECTS, AS THEY ARE NOT WITHIN THE SCOPE OF THE LICENSE OF THE INSPECTOR OR THE COMPANY ISSUING THIS REPORT.

AREAS NOT INSPECTED: PLEASE READ

This inspection is limited to the visible and accessible areas of the structure(s) diagrammed and does not include any other improvements on the property. The following areas are considered inaccessible for the purposes of inspection if they exist at or within this structure. Inaccessible attics or portions thereof; the interior of hollow walls; spaces between a floor or porch deck and the ceiling or soffit below; stall showers over finished ceilings; enclosed bay windows, buttresses, other areas to which there is no access without defacing or tearing out lumber, masonry, or finished work; built in cabinet work; floors beneath coverings. Areas where storage conditions or locks were present were not inspected. If owner or parties of interest desire information about areas that were not inspected, we recommend to open area(s) of concern and make accessible for inspection. This would be done for additional cost.

We guarantee chemical treatments done by this company for one year from the date of completion, unless specifically stated otherwise in the body of report. We guarantee water damage repairs for thirty (30) days from the date of completion. We do not guarantee or warranty work done by others. We make no guarantee against future infestations or infections or conditions present but not evident at the time of our inspection.

THIRD PAGE OF THE STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

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9	LA PLAYA STREET	MONTEREY
	12/11/17	30600
Escrow #	Date of Inspection	Report #

NOTE A: This Company will reinspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of request. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

NOTE B: THE EXTERIOR SURFACE OF THE ROOF WAS NOT INSPECTED. IF YOU WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A ROOFING CONTRACTOR WHO IS LICENSED BY THE CONTRACTORS STATE LICENSE BOARD.

NOTE C: CYPRESS TERMITE - CONSTRUCTION COMPANY does not certify roofs. We will not express any opinion on the watertight integrity or guarantee against leaks. If interested parties desire further information, we suggest they consult a licensed roofing firm for complete evaluation and corrections. ANY CHEMICAL TREATING OF WOOD DESTROYING ORGANISMS MUST BE ACCOMPLISHED BY A STATE LICENSED CHEMICAL APPLICATOR.

NOTE D: This company does not certify or guarantee against any leakage, such as (but not limited to) plumbing, appliances, walls, doors, windows, any type of seepage, roof or deck coverings. This company renders no guarantee whatsoever, against any infestation, infection or any other adverse conditions which may exist in such areas or may become visibly evident in such area after the date of this inspection. Upon request, further inspection of these areas will be performed at an additional charge.

NOTICE: REPORTS ON THIS STRUCTURE PREPARED BY VARIOUS REGISTERED COMPANIES SHOULD LIST THE SAME FINDINGS (I.E. TERMITE INFESTATIONS, TERMITE DAMAGE, FUNGUS DAMAGE, ETC.). HOWEVER, RECOMMENDATIONS TO CORRECT THESE FINDINGS MAY VARY FROM COMPANY TO COMPANY. YOU HAVE A RIGHT TO SEEK A SECOND OPINION FROM ANOTHER COMPANY.

MOLD DISCLAIMER.

There may be health related issues associated with the findings reflected in this report. We are not qualified to and do not render an opinion concerning any such health issues. The inspection reflected by this report was limited to the visible and accessible areas only. Questions concerning health related issues, which may be associated with the findings or recommendations reflected in this report, the presence of mold, the release of mold spores or concerning indoor air quality should be directed to a Certified Industrial Hygienist.

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9	LA PLAYA STREET	MONTEREY
	12/11/17	30600

Escrow #

Date of Inspection

Report #

A SEPARATED REPORT HAS BEEN REQUESTED WHICH IS DEFINED AS SECTION I / SECTION II CONDITIONS EVIDENT ON THE DATE OF INSPECTION. SECTION I CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION. SECTION II ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND. FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREA(S) WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR SECTION II.

This is a LIMITED inspection and is limited to unit 9 as shown on the diagram. No other attached, common walls, units, abutments were inspected. Any areas not inspected can be inspected at a later date for additional cost. This inspection is at the request of agent.

SUBSTRUCTURE AREA

ITEM 1A: Area below the living room is inaccessible for inspection due to no visible access. This area is in line with the garage of the neighboring unit.

RECOMMENDATION: Locate existing access or install new permanent access into this area for purpose of further inspection. We can then return to inspect and report on conditions found in the accessible areas.
(Section unknown-further inspection)

ATTIC SPACE

ITEM 7A: Stains noted on rafter and blocking.

RECOMMENDATION: Roofer to examine stains and roof coverings above and correct any adverse conditions found.
(Section two)

GARAGE

ITEM 8A: Stain and discoloration was noted on garage wall surface.

RECOMMENDATION: Owner or parties of interest to contact an appropriate consultant for further recommendations or advice. (Section two)

ITEM 8B: Stains noted on ceiling and wall surfaces. Areas within finished surfaces are inaccessible for inspection.

RECOMMENDATION: Others to remove finished surfaces as needed for purpose of further inspection. We can then return to inspect and report on conditions found in the accessible areas. (Section unknown-further inspection)

ITEM 8C: Portions of the structure are built below the exterior grade. This condition is conducive to moisture intrusion. Steps taken by the builder to prevent moisture intrusion are unknown.

RECOMMENDATION: Owner or parties of interest should contact the builder or other qualified tradesperson to examine the existing construction detail and determine if proper steps were taken to prevent moisture intrusion. (Section two)

ITEM 8D: Crack noted in garage floor surface. This is a possible entry point for subterranean termites. We noted no evidence of subterranean termites on this date. We make no guarantees against any future infestations.

RECOMMENDATION: Appropriate tradesperson to examine and make further recommendations or repairs if needed.
(Section two)

FIFTH PAGE OF THE STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

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9	LA PLAYA STREET	MONTEREY
	12/11/17	30600

Escrow #

Date of Inspection

Report #

DECKS-PATIOS

ITEM 9A: Fungus damage noted at decking boards at first level deck.

RECOMMENDATION: Cut out damage that was noted visually on this date and piece in with new material.
(Section one)

ITEM 9B: Fungus damage noted at rail caps at first level deck. Damage was seen at bottom side of rail.

RECOMMENDATION: Cut out damage that was noted visually on this date and piece in with new material.
(Section one)

ITEM 9C: Drywood termite and fungus damage noted at deck fascia and blocking at second level deck.

RECOMMENDATION: Cut out damage that was noted visually on this date and piece in with new material.
(Section one)

ITEM 9D: Fungus damage noted at cantilever deck joists and blocking at first level deck.

RECOMMENDATION: Cut out damage that was noted visually on this date and piece in with new material.
(Section one)

ITEM 9E: Drywood termite and fungus damage noted at rail posts at first level deck.

RECOMMENDATION: Cut out damage that was noted visually on this date and replace with new material.
(Section one)

ITEM 9F: Cantilever deck framing noted.

RECOMMENDATION: Install flashing over tops of cantilever framing. (Section two)

ITEM 9G: Areas of decking are weathered, split or soft.

RECOMMENDATION: Replace the decking that is affected by these conditions with new materials. (Section two)

NOTE: Wood decks by nature are conducive to wood destroying pests and organisms. After repairs have been completed, owner must maintain the deck and expect future repairs. Areas of deck that are not pressure treated material will require replacement sooner.

OTHER INTERIOR

ITEM 10A: Drywood termite and fungus damage noted at subfloor adjacent to door at first level.

RECOMMENDATION: Cut out damage that was noted visually on this date and piece in with new material.
(Section one)

NOTE: We cannot guarantee the water tightness of the door and further repairs or replacement may be needed at owner's expense.

ITEM 10B: Stained and peeling wall surfaces noted adjacent to windows. Areas within finished surfaces are inaccessible for inspection.

RECOMMENDATION: Others to remove finished surfaces as needed for purpose of further inspection. We can then return to inspect and report on conditions found in the accessible areas. (Section unknown-further inspection)

ITEM 10C: Bathroom floor covering is bubbled in first level bathroom. Area below finished flooring is inaccessible for inspection.

RECOMMENDATION: Others to remove finished surfaces as needed for purpose of further inspection. We can then return to inspect and report on conditions found in the accessible areas. (Section unknown-further inspection)

SIXTH PAGE OF THE STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

**Address of
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Bldg. No.	Street	City
9	LA PLAYA STREET	MONTEREY
	12/11/17	30600

Escrow #

Date of Inspection

Report #

ITEM 10D: Patched ceiling surface noted at first level below the second level bathroom area. Stall shower is built over finished surfaces. Areas within finished surfaces are inaccessible for inspection. Stall shower was not water tested.

RECOMMENDATION: Others to remove finished surfaces as needed for purpose of further inspection. We can then return to inspect and report on conditions found in the accessible areas. (Section unknown-further inspection)

ITEM 10E: Fungus damage noted at both second level bathroom floors.

RECOMMENDATION: Remove toilets. Remove all damaged floor covering and underlayment. Install new underlayment. Treat adjacent areas with TIM-BOR for fungus control. Install new standard grade no-wax vinyl. Re-set toilets on a new wax ring and bolts. (Section one)

NOTE: If damage extends into subflooring or concealed areas, additional costs may be incurred.

ITEM 10F: Stained and damaged ceiling and wall surface noted at master bathroom. See Item 7A.

RECOMMENDATION: Others to remove finished surfaces as needed for purpose of further inspection. We can then return to inspect and report on conditions found in the accessible areas. (Section unknown-further inspection)

OTHER EXTERIOR

ITEM 11A: Drywood termite damage noted at door jamb.

RECOMMENDATION: Cut out damage that was noted visually on this date and piece in with new material. (Section one)

NOTE: If during course of repairs any additional damage is found, additional costs will be incurred.

ITEM 11B: Fungus damage noted at first and second level doors.

RECOMMENDATION: Remove damaged doors. Install new primed doors. (Section one)

NOTE: Owner should paint doors on all six sides upon completion of installation.

ITEM 11C: Drywood termite damage noted at fascia boards.

RECOMMENDATION: Cut out damage that was noted visually on this date and piece in with new material. (Section one)

NOTE: If during course of repairs any additional damage is found, additional costs will be incurred.

ITEM 11D: Drywood termite infestations noted at exterior, deck and interior.

NOTE: It is common to experience and owner should anticipate further dropping of termite pellets after fumigation is performed.

RECOMMENDATION: Vacate, seal up structure and fumigate with VIKANE GAS (SULFURYL FLOURIDE). Chloropicrin will be introduced as a warning agent. Remove or mask evidence of infestation in visible accessible areas to help aid in subsequent inspections. Building must be unoccupied for 72 hours (3days) when fumigated with VIKANE GAS. Owner and/or occupant must read and sign OCCUPANTS FUMIGATION NOTICE AND CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY DEPARTMENT OF PESTICIDE REGULATION FACT SHEET prior to fumigation. OCCUPANTS NOTICE AND FACT SHEET will be mailed to person who orders fumigation and must be signed and returned along with keys to all structures to be fumigated at least 3 days prior to fumigation date. A 48 hour notice is required for cancellation of fumigation. If not given, a \$100.00 fee will be charged.

NOTE: IT IS THE OCCUPANT'S RESPONSIBILITY TO CALL PG&E TO TURN GAS BACK ON AND RE-LIGHT PILOT LIGHTS. (Section one)

NOTE: Fumigation price does not include any prep work that may be needed prior to the fumigation. Contact this office with any questions.

ITEM 11E: Peeling paint noted at roof eaves.

RECOMMENDATION: Appropriate tradesperson to make repairs as needed. (Section two)

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Bldg. No.	Street	City
9	LA PLAYA STREET	MONTEREY
	12/11/17	30600

Escrow #

Date of Inspection

Report #

SECTION ONE ITEMS:

**SECTION ONE ITEMS THAT CAN BE COMPLETED BY THIS FIRM
PRICES ARE ESTIMATES ONLY.**

(9A, 9B, 9C, 9D AND 9E-\$7500.00 ESTIMATE) (10A-\$600.00) (10E-\$4500.00 TWO FLOORS)

(11A-\$375.00 ESTIMATE) (11B-\$2200.00 ESTIMATE) (11C-\$1650.00)

(11D-FUMIGATION ON REQUEST, INCLUDES ALL ATTACHED UNITS)

**SECTION ONE ITEMS THAT CANNOT BE COMPLETED BY THIS FIRM.
PRICES IF PROVIDED, ARE ESTIMATES ONLY.**

NONE.

*****NOTE:** These price estimates are provided for general purposes only and should not be considered final prices or total amount of work to be done. These estimates are based on damage that was noted visually. We did not perform an invasive inspection, nor did we remove any damage to expose areas behind. It is always possible to discover concealed or additional infestations, infections and/or damage upon commencement of repairs. Total cost of these repairs cannot be determined until work is completed.

These price estimates do not include any licensing, permits, plans or certifications that may be required by City, County, State or Federal laws or regulations.

SECTION TWO ITEMS:

7A, 8A, 8C, 8D, 9F, 9G AND 11E.

SECTION UNKNOWN ITEMS:

1A, 8B, 10B, 10C, 10D AND 10F.